

ZONING BOARD OF APPEALS  
THE CITY OF LONG BEACH  
DECISIONS

December 22, 2016

Case #2764: Application of Jacqueline Zapon of 93 Kerrigan Street, Long Beach, NY and Summit Development & Management Corp. of 34 Shore Park Road, Great Neck, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.12(b) Height; 9-105.12(c) Lot Area; 9-105.12(d) Building Area; 9-105.12(f) Side Yard for construction of a new 4 story multiple dwelling at 70 Roosevelt Boulevard, Long Beach, NY also known as Section 59, Block 205, Lot 5 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2250: Application of Alfred DeStefano of 801 East Park Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(a) Use, 9-106.2 Mixed Uses; 9-112 (1) & (21) Off Street Parking for a Renewal of 2 Year Conditional/Temporary Variance for one family with a professional office and/or Day Care Center at 801 East Park Avenue, Long Beach, NY also known as Section 59, Block 82, Lots 1 - 5 on the Nassau County Land and Tax Map.

**DECISION: GRANTED 2 Year Conditional/Temporary Variance**

Case #2795: Application of Thomas Cavallaro of 17 Beacon Hill Road, Port Washington, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(C) Front Yard to extend the front deck at 43 Oregon Street, Long Beach, NY also known as Section 59, Block 260, L. 22 on the Nassau County Land and Tax Map.

**DECISION: GRANTED with Conditions**

Case #2796: Application of John Wieder of 42 Nevada Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(B) Height; 9-105.5(D) Side Yard; 9-105.5(E) Rear Yard to elevate the existing house at 42 Nevada Avenue, Long Beach, NY also known as Section 58, Block 115, L. 10 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2797: Application of Milagros Huerta of 836 East Park Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(D) Side Yard to elevate the existing house at 836 East Park Avenue, Long Beach, NY also known as Section 59, Block 215, Lots 25 – 27 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2798: Application of Craig & Donna Anderson of 60 Delaware Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(D) Side Yard for new side yard stairs at 60 Delaware Avenue, Long Beach, NY also known as Section 59, Block 238, Lot 24 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2799: Application of William Beggi of 40 Dalton Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(C) Front Yard; 9-105.8(K) Side Yard to elevate the existing house at 5 Curley Street, Long Beach, NY also known as Section 59, Block 228, L. 60 on the Nassau County Land and Tax Map.

**DECISION: GRANTED with Conditions**

Case #2800: Application of Deborah Gounarides of 31 Alabama Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(B) Height; 9-105.5(D) Side Yard; 9-105.5(E) Rear Yard; 9-113.2(H) Off Street Parking Size to elevate the existing house at 31 Alabama Street, Long Beach, NY also known as Section 59, Block 258, L. 28 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2802: Application of Christopher Guerzon of 534 East Penn Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(C) Front Yard for a new front porch at 534 East Penn Street, Long Beach, NY also known as Section 59, Block 174, L. 20 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2803: Application of Ralph Barone of 40 Rochester Avenue, East Atlantic Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(B) Height; 9-105.5(D) Side Yard; 9-105.5(E) Rear Yard to elevate the existing house at 95 Tennessee Avenue, Long Beach, NY also known as Section 59, Block 231, L. 32 on the Nassau County Land and Tax Map.

**DECISION: GRANTED with Conditions**

Case #2804: Application of Diane Komito of 549 East Broadway, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-113.2(G) Off Street Parking for new off street parking in the front yard at 549 East Broadway, Long Beach, NY also known as Section 59, Block 174, L. 63 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2805: Application of Amy Mahoney of 34 Alabama Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(D) Side Yard for exterior stairs in the side yard at 34 Alabama Street, Long Beach, NY also known as Section 59, Block 259, L. 11 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2806: Application of Ronald Paganini of 80 Indiana Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(D) Side Yard; 9-105.5(E) Rear Yard to elevate the existing house at 80 Indiana Avenue, Long Beach, NY also known as Section 58, Block 96, L. 14 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Dated: December 22, 2016  
Long Beach, N.Y.

Rocco J. Morelli  
Chairman